

Message Text

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ACTION EA-14

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C O N F I D E N T I A L NAHA 406

E. O. 11652: DECLAS SEPT 27, 1974

TAGS: AFSP JA TQ

SUBJ: NAHA OFFICE SPACE (U)

1. AS THE EMBASSY IS AWARE SEVERAL NON-MILITARY USG AGENCIES STILL MAINTAIN THEIR OFFICES OF BASE. WE AGREE WITH DESIRABILITY OF THESE AGENCIES MOVING OFF BASE AS SOON AS POSSIBLE TO PRECLUDE THE CONTROVERSY WHICH WOULD ACCOMPANY THEIR INEVITABLE DISCOVERY. LEFTISTS ARE CONSTANTLY IN SEARCH OF ISSUES WITH WHICH TO ATTACK OUR MILITARY PRESENCE AND BASING ARRANGEMENTS AND WILL BE MINDFUL OF THE EMBARRASSMENT CAUSED THE GOJ AND THE U.S. IN DIET DEBATE EARLIER THIS YEAR AFTER THE DISCOVERY OF AID'S ON-BASE OFFICES. WE WOULD BE PARTICULARLY VULNERABLE TO CRITICISM IF CONTINUED NON-MILITARY ACTIVITIES ARE DISCOVERED ON BASE AT THIS LATE DATE.
2. AMONG THE NON-MILITARY AGENCIES STILL MAINTAINING OFFICES ON

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BASE ARE THE TRUST TERRITORY OF THE PACIFIC ISLANDS (TTPI), THE DEPARTMENT OF HEALTH EDUCATION AND SELFARE (HEW), THE GENERAL SERVICES ADMINISTRATION (GSA), THE DRUG ENFORCEMENT ADMINISTRATION (DEA), AND POSSIBLY OTHERS. TTPI, HEW AND GSA ARE HERE IN CONNECTION WITH ACQUISITION OF EXCESS MILITARY SUPPLIES AND EQUIPMENT. DEA WORKS IN COORDINATION WITH U.S. MILITARY AND JAPANESE AGENCIES INVOLVED IN DRUG ENFORCEMENT ACTIVITIES. WE UNDERSTAND THAT THE FORMER THREE AGENCIES HAVE BEEN REQUIRED TO LOCATE THEIR OFFICES OFF BASE AS SOON AS POSSIBLE.

3. FOR REASONS OUTLINED FURTHER BELOW WE HAVE BEEN SEARCHING FOR
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A SUITABLE NEW OFFICE FOR THE CONSULATE GENERAL. WE HAVE LOCATED

A DESIRABLE BUILDING WHICH WOULD PROVIDE ADEQUATE SPACE FOR THE CONSULATE GENERAL'S ACTIVITIES AS WELL AS FOR THOSE OF THE OTHER AGENCIES MENTIONED ABOVE. A SHARED ARRANGEMENT SHOULD PROVIDE THE MAXIMUM CONVENIENCE, EFFICIENCY AND SAVINGS OVERALL FOR USG NON-MILITARY OPERATIONS ON OKINAWA. THE BUILDING WE HAVE IN MIND IS ADJACENT TO THE ARMY'S MAJOR LOGISTICAL INSTALLATION, THE FOCAL POINT OF THE ACTIVITIES OF THE TTPI, GSA AND HEW. ALTHOUGH SOME OFFICE APPROVAL WOULD BE NEEDED, TTPI, GSA, AND HEW REPS INFORMALLY HAVE EXPRESSED STRONG INTEREST IN SHARING SPACE ON A REIMBURSABLE

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BASIS. PERSONNEL STRENGTHS FOR THESE AGENCIES ARE AS FOLLOWS:

TTPI: 4 AMERICANS, GSA: 2 AMERICANS; 2 JAPANESE LOCALS. HEW:

4 AMERICANS.

4. AS DESCRIBED IN REF A, THE PRESENT CONGEN OFFICE IS UNSUITABLE. THE OFFICE IS LOCATED IN A GENERALLY SHABBY PART OF NAHA, DRAWING CRITICAL COMMENT AND DERISION FROM AMERICANS AND JAPANESE ALIKE, AND SERIOUSLY UNDERMINING OUR TASK OF ESTABLISHING AN EFFECTIVE ROLE FOR THE POST ON OKINAWA (SEE MOST RECENT INSPECTOR'S REPORT). IN ADDITION TO THIS FUNDAMENTAL HANDICAP, THE LACK OF ADEQUATE PARKING IS SERIOUS AND STEADILY WORSENING FOR VISITORS TO THE CONSULATE. THE PARKING SITUATION IS MORE THAN INCONVENIENT: IT IS DANGEROUS CAUSING FREQUENT ACCIDENTS FOR OUR CUSTOMERS AS THEY ENTER OR LEAVE THE EXTREME CONGESTION AROUND THE CONSULATE.

5. WE HAVE LOCATED A SUITABLE ALTERNATIVE BUILDING, THE ARMY PROCUREMENT OFFICE. THIS BUILDING IS LOCATED ON HIGHWAY 58 ABOUT TWO MILES NORTH OF OUR PRESENT OFFICE, WITH ADEQUATE PARKING AND SAFE ACCESS THANKS TO ITS LOCATION AT A TRAFFIC-LIGHTED INTERSECTION. IT IS A MODERN TWO-STORY BUILDING WITH FULLY USABLE BASEMENT. THE ARMY RECENTLY VACATED THE BUILDING WHICH IS SCHEDULED FOR RETURN TO ITS OWNER LATER THIS YEAR.

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6. THE PROPOSED BUILDING CONTAINS 294 TSUBO, ENOUGH SPACE FOR OUR PRESENT OPERATIONS, FOR A BADLY NEEDED COMBINATION COMMERCIAL LIBRARY AND SHOWROOM, AND FOR OFFICE SPACE FOR REPRESENTATIVES

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OF THE OTHER NON-MILITARY USG AGENCIES MENTIONED ABOVE. THE ESTIMATE FOR RENT, MAINTENANCE AND UTILITIES IS \$85,000 PER/ANNUM.

7. WE ANTICIPATE NO PROBLEMS TERMINATING OUR PRESENT LEASE SINCE THE OWNER WILL BE ABLE TO OBTAIN MORE RENT THAN WE ARE NOW PAYING. IN FACT THE OWNER HAS APPROACHED US INFORMALLY REQUESTING UPWARD RENEGOTIATION OF OUR PRESENT LEASE. ALTHOUGH OUR LEASE PROBABLY PROVIDES ADEQUATE LEGAL BASIS FOR RESISTING THIS REQUEST, HE COULD MAKE OUR PRESENCE MOST UNCOMFORTABLE.

8. TO TAKE ADVANTAGE OF THE AVAILABILITY OF THE BUILDING WILL REQUIRE FAIRLY PROMPT ACTION. THE OWNER IS AWARE THAT THE BUILDING'S RETURN BY THE U.S. FORCES IS IMMINENT. HE HAS EXPRESSED A POSITIVE INTEREST IN LEASING IT TO THE CONSULATE GENERAL, BUT HE WILL PROBABLY PLACE THE BUILDING ON THE MARKET BEFORE LONG. IN ADDITION ACTION IS NEEDED BEFORE THE OTHER AGENCIES INVOLVED ARE FORCED TO MAKE OTHER OFF-BASE ARRANGEMENTS.

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